

**PB# 04-21**

**AMOIA Realty  
(LLC)**

**18-1-14.1 & 17**

TOWN OF NEW WINDSOR  
PLANNING BOARD

**APPROVED COPY**

DATE: 1-12-05

Map Number 243-05 City New Windsor  
Section 18 Block 1 Lot 14.1 Town New Windsor  
Village New Windsor  
Title: Lands of Amoia Realty +  
Cherry  
Dated: 11/17/2004 Filed: 3/10/2005  
Approved by: James Petro, Jr  
on January 12, 2005  
Record Owner: William Cherry + Amoia  
Realty LLC.  
DONNA L. BENSON  
Orange County Clerk  
lot line change

04-21

1 Sheet = \$ 10

RECORDED/FILED ORANGE COUNTY  
BOOK 02005 PAGE 0243  
03/10/2005 16:47:33  
FILE NUMBER 20050026635  
RECEIPT#390270 patti



RETAKE  
OF  
PREVIOUS  
DOCUMENT

Map Number 243-05 City 1  
Section 18 Block 1 Lot 14.1 Town 1 Village New Windsor  
Title: Lands of <sup>1417</sup> Amoia Realty +  
Cherry  
Dated: 11/17/2004 Filed 3/10/2005  
Approved by James Petro, Jr  
on January 12, 2005  
Record Owner William Cherry + Amoia  
Realty LLC. DONNA L. BENSON  
Orange County Clerk  
lot line change

04-21

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PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

PAGE: 1


LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 4-21

NAME: AMOIA REALTY LLC ( 18-1-17 ) PA2004-0334

APPLICANT: AMOIA REALTY LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/31/2004	REC. CK. #1310	PAID		150.00	
09/08/2004	P.B. ATTY FEE	CHG	35.00		
09/08/2004	P.B. MINUTES	CHG	33.00		
09/14/2004	P.B. ENGINEER	CHG	188.10		
01/10/2005	REC. CK. #26923	PAID		106.10	
		TOTAL:	256.10	256.10	0.00

  
1/2/05

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#53-2005**

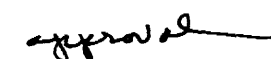
01/12/2005

A & R Concrete Products  
7 Ruscitti Road  
New Windsor, NY 12553

Received \$ 150.00 for Planning Board Fees, on 01/12/2005. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PB 04-21 approval 

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 4-21  
NAME: AMOIA REALTY LLC ( 18-1-17 ) PA2004-0334  
APPLICANT: AMOIA REALTY LLC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/12/2005	PLANS STAMPED	APPROVED
09/08/2004	P.B. APPEARANCE . NEED DESCRIPTIONS OF LOTS FOR MARK	LA:ND WVE PH APPR
07/21/2004	WORK SHOP APPEARANCE	SUBMIT
03/31/2004	WORK SHOP APPEARANCE	RET TO WS



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 4-21

NAME: AMOIA REALTY LLC ( 18-1-17 ) PA2004-0334

APPLICANT: AMOIA REALTY LLC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/31/2004	MUNICIPAL HIGHWAY	/ /	
ORIG	08/31/2004	MUNICIPAL WATER	/ /	
ORIG	08/31/2004	MUNICIPAL SEWER	/ /	
ORIG	08/31/2004	MUNICIPAL FIRE	09/08/2004	APPROVED
ORIG	08/31/2004	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-21

NAME: AMOIA REALTY LLC ( 18-1-17 ) PA2004-0334  
APPLICANT: AMOIA REALTY LLC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/31/2004	EAF SUBMITTED	08/31/2004	WITH APPLIC
ORIG	08/31/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/31/2004	LEAD AGENCY DECLARED	09/08/2004	TOOK LA
ORIG	08/31/2004	DECLARATION (POS/NEG)	09/08/2004	DECL NEG DEC
ORIG	08/31/2004	SCHEDULE PUBLIC HEARING	/ /	
ORIG	08/31/2004	PUBLIC HEARING HELD	/ /	
ORIG	08/31/2004	WAIVE PUBLIC HEARING	09/08/2004	WAIVED PH
ORIG	08/31/2004	PRELIMINARY APPROVAL	/ /	
ORIG	08/31/2004		/ /	
ORIG	08/31/2004	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/12/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 4-21

NAME: AMOIA REALTY LLC ( 18-1-17 ) PA2004-0334

APPLICANT: AMOIA REALTY LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/22/2004	P.B. APPROVAL FEE	CHG	150.00		
01/10/2005	REC. CK. #26922	PAID		150.00	
		TOTAL:	150.00	150.00	0.00

AS OF: 12/22/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 21

FOR WORK DONE PRIOR TO: 12/22/2004

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
4-21	243330	03/31/04	TIME	MJE	WS AMOIA L/L	99.00	0.50	49.50			
4-21	260857	08/04/04	TIME	MJE	WS AMOIA REALTY	99.00	0.40	39.60			
4-21	265753	09/07/04	TIME	MJE	MC AMOIA REALTY/CHERRY	99.00	0.50	49.50			
4-21	265356	09/08/04	TIME	MJE	MM Amoia APPD	99.00	0.10	9.90			
								148.50			
4-21	269453	10/08/04			BILL 04-1148					-148.50	
										-148.50	
4-21	279564	12/22/04	TIME	MJE	MC Rev Final Plan/Close	99.00	0.40	39.60			
					TASK TOTAL			188.10	0.00	-148.50	39.60

GRAND TOTAL

188.10

0.00

-148.50

39.60

12-22-04

Myra

Plan OK

mfz

AMOIA REALTY LOT LINE CHANGE (04-21)

Mr. Darren Stridiron, L.S. appeared before the board for this proposal.

MR. PETRO: This application proposes lot line revision between lots of Amoia Realty and Cherry with approximately 1.2 acres being conveyed from Cherry to Amoia. Property is located in the PI zone district of the Town being split with the R-4 zone. All properties involved are located in the PI zone, that makes it nice and easy, bulk information is correct for the PI zone. Let me just read right down here. I'm aware of no concerns with regard to this application. I love it when you say that.

MR. EDSALL: I try as much as I can.

MR. PETRO: Very rare, usually there's about six pages of something.

MR. EDSALL: We worked hard at the workshop.

MR. PETRO: Then we have all the technical, so just quickly tell us what you're doing.

MR. STRIDIRON: Basically, what we're doing is Mr. Cherry is selling 1.1 acres to Amoia Realty which is A & R Concrete's business, they make pre-cast concrete items. They're going to be using this land, lot 14.1 as a storage area.

MR. PETRO: Where is Mr. Cherry's building right there?

MR. STRIDIRON: Mr. Cherry's building is right here in the back.

MR. PETRO: I see it there now, okay. And you're going to give him an easement over that property?

September 8, 2004

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MR. STRIDIRON: Yes, he currently owns this 50 foot strip and has an easement for Amoia Realty to access that also.

MR. PETRO: So continue across that piece.

MR. STRIDIRON: But Amoia would own this and give an easement through Cherry.

MR. PETRO: You need to see something Andy?

MR. KRIEGER: No, the--

MR. ARGENIO: Just an extension over what they already have, right?

MR. PETRO: Its reversed.

MR. PETRO: I want to make sure we're not creating a landlocked piece of property, so I want to see something, I don't know what Mark, what kind of instruments?

MR. EDSALL: I'd say that they normally do a lot line change and provide information to Andy demonstrating that they didn't create it as a separate lot, that they merged it so they can show a copy of the filed easement at the same time have Andy review that at the same time.

MR. STRIDIRON: I have the metes and bounds for each lot and then all the easements.

MR. PETRO: So you're already on it?

MR. STRIDIRON: Yeah, that's definitely in the process. It's a confusing process, all the metes and bounds are on the map but legally--

MR. PETRO: Show me the lot line, show me a new lot

line.

MR. STRIDIRON: Pre-existing line for lot 14.1 is right here.

MR. PETRO: That's going to be eliminated?

MR. STRIDIRON: It's going to be extinguished and that property here would be added to lot 14.1.

MR. PETRO: So the next question by creating this new lot line, are we creating any non-conformities or any variances would be incurred, are we, next to the buildings, Mark, did you look at that at that?

MR. EDSALL: I did and everything's fine.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: I'll make the motion.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Amoia Realty lot line chance. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. ARGENIO: Can I ask one question relative to the easement? There's an easement in place right now, is that correct?

MR. STRIDIRON: Yes, correct.

MR. ARGENIO: So the new easement would be the same verbiage and legalese?

MR. EDSALL: It's the reverse. Keep in mind that the front 50 foot strip used to be an easement, somewhere along the line, it was created as its own parcel which I had him add that note that it is.

MR. ARGENIO: I see it.

MR. EDSALL: So we cleaned that up so there's no chance it can be sold and somebody attempt to get a building permit.

MR. LANDER: Ron we also have existing well on Cherry to remain on the newly created lots?

MR. PETRO: Yes.

MR. LANDER: How is that going to work?

MR. PETRO: He says he's writing up the document that's going to take care of it so, I mean, Mr. Cherry would be not wise to go to a closing and sign anything that didn't have those instruments so I'm sure he's going to show up there with an attorney and I'm not going to sit here and design every instrument of law for him. We went over the easement, brought up the well. My main concern with the new lot line you're not creating any non-conforming setbacks or problems and Mr. Edsall says you're not so we're going to move forward. We're really not changing anything here, gentlemen, we're just adding a line and subtracting a line. It's going to remain the same type of use, the properties, I know both properties, I know both businesses so I would suggest that we waive the public hearing.

MR. ARGENIO: I'll make a motion we waive the public



hearing.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Amoia Realty and Cherry lot line change on Ruscitti Road. Is there any further discussion from the board members? If not, roll.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. ARGENIO: I'll make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for the Amoia Realty and Cherry lot line change on Ruscitti Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: You understand that if the Orange County Department of Planning wants to see this plan for some

reason if he feel we should forward it to them and we didn't you'll have to take the necessary steps to appease them so we're not going to require that it goes there at this time. Okay?

MR. STRIDIRON: Yes.

MR. PETRO: Andy, does that cover it pretty good?

MR. KRIEGER: Yes.

MR. PETRO: And I will entertain a motion for final approval.

MR. ARGENIO: I'll make the motion for final approval for the Amoia Realty and Cherry lot line change on Ruscitti road.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Amoia Realty and Cherry lot line change on Ruscitti Road. I don't think we have any subject-tos.

MR. EDSALL: No.

MR. PETRO: So there's no subject-tos. You're getting final approval, enjoy it.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: We'll take a five minute recess.  
(Whereupon, a brief recess was taken.)



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

33 AIRPORT CENTER DRIVE  
SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENT@MHEPC.COM

**WRITER'S E-MAIL ADDRESS:**

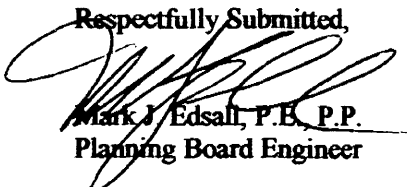
**MJE@MHEPC.COM**

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** AMOIA REALTY & CHERRY LOT LINE CHANGE  
**PROJECT LOCATION:** RUSCITTI ROAD (aka MAC ARTHUR AVE)  
SECTION 18 - BLOCK 1 - LOTS 14.1 & 17  
**PROJECT NUMBER:** 04-21  
**DATE:** 8 SEPTEMBER 2004  
**DESCRIPTION:** THE APPLICATION PROPOSES A LOT LINE REVISION BETWEEN LOTS 14.1 AND 17 (AMOIA & CHERRY), WITH APPROX. 1.12 ACRES BEING CONVEYED FROM CHERRY TO AMOIA.

1. The properties are located in the PI zoning district of the Town, with lot 17 being split with the R-4 zone. All properties involved in the lot line change are located in the PI zone.
2. The required bulk information is correct for the PI zone. As can be noted from the "provided" values, each lot maintains compliance following the proposed lot line change, other than pre-existing non-conforming conditions on lot 17 (side yard and height). The total side yard values for lot 17 appear to need correction. This can be done on the final plan.
3. I am aware of no concerns with regard to this application.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Section 257-13 (A) of the Town Code.
6. We need to verify that this application is not subject to GML 239 and would require a referral to the Orange County Planning Department.
7. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st NW04-21-08Sept04.doc

**REGIONAL OFFICES**

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •  
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

566-1416

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** James Petro, Planning Board Chairman

**FROM:** John McDonald, Fire Inspector



**SUBJECT:** PB-04-21  
Amoia Realty

**DATE:** September 8, 2004

**Fire Prevention Reference Number: FPS-04-038**

The above referenced Lot Line Change has been reviewed and found to be acceptable.



September 8, 2004

PROJECT: Amoia Realty

P.B. # 04-21

**NEGATIVE DEC:**

M) A S) L VOTE: A 5 N 0

CARRIED: Y ✓ N   

CARRIED: Y        ☒ N       

WAIVED: ✓      CLOSED: \_\_\_\_\_

SCHEDULE P.H.: Y\_\_\_\_N ☒

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M)\_\_\_\_S)\_\_\_\_ VOTE: A\_\_\_\_N\_\_\_\_

RETURN TO WORK SHOP: Y\_\_N\_\_

APPROVED: 9-8-04

NEED NEW PLANS: Y\_\_\_N\_\_\_

**CONDITIONS – NOTES:**

Need Descriptions of lots

04-21

**HERITAGE  
LAND  
SURVEYING**

Darren J. Stridiron  
Professional Land Surveyor

P.O. Box 579  
Plattekill, New York 12568

Phone: 845-566-1416  
Fax: 845-566-1416  
Email:  
Heritagesurvey@hotmail.  
com

### **TAX LOT 18-1-14.1**

All that certain plot, piece or parcel of land lying in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

**BEGINNING** at a point on the easterly bounds of Mac Arthur Avenue (a.k.a. Ruscitti Road) at the northwest corner of the herein described parcel; running thence,

South 45 degrees 02 minutes 53 seconds East 422.35 feet along the southerly lands of Town of New Windsor to a point; thence,

North 44 degrees 44 minutes 50 seconds East 151.45 feet continuing along the lands of Town of New Windsor to the southwest corner of lands of Defabio (Tax lot 15-3-2); thence,

South 56 degrees 21 minutes 10 seconds East 40.08 feet to a point; thence,

South 24 degrees 34 minutes 18 seconds West 381.97 feet along the newly established westerly bounds of lands of Cherry (tax lot 18-1-17) to a point in the northerly bounds of lands of A & R Concrete Products Specialties, Inc. (tax lot 18-1-16.2); thence,

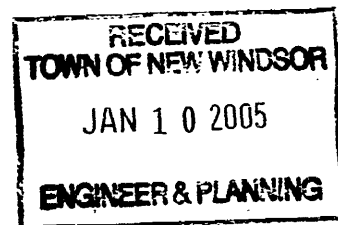
Along the lands of A & R Concrete Products Specialties, Inc. the following three (3) courses:

North 61 degrees 13 minutes 50 seconds West 43.39 feet to a point; thence,

North 45 degrees 00 minutes 10 seconds East 13.75 feet to a point; thence,

North 47 degrees 29 minutes 40 seconds West 114.07 feet to the easterly bounds of lands of Amoia Business Ventures, LLC (tax lot 18-1-14.3); thence,

North 8 degrees 30 minutes 50 seconds East 111.92 feet along the easterly bounds of Amoia Business Ventures, LLC (tax lot 18-1-14.3) and Cherry (tax lot 18-1-14.2) to a point; thence,



**HERITAGE  
LAND  
SURVEYING**

Darren J. Stridiron  
Professional Land Surveyor

P.O. Box 579  
Plattekill, New York 12568

Phone: 845-566-1416  
Fax: 845-566-1416  
Email:  
Heritagesurvey@hotmail.  
com

North 67 degrees 22 minutes 14 seconds West 267.51 feet along the northerly bounds of lands of Cherry to the easterly bounds of Mac Arthur Avenue (a.k.a. Ruscitti Road); thence,

North 14 degrees 41 minutes 30 seconds East 247.21 feet along said road to the point or place of BEGINNING.

Containing 98,712 square feet or 2.27 acres of land, more or less.

Subject to Easements, Covenants and/or other Restrictions that may or may not be on record.

Subject to a 50' wide right-of-way in Liber 2295 Page 299 in favor of Amoia Realty, LLC..

Subject to a proposed extension of 50' wide Right-of-way and Easement in favor of Cherry.

Subject to a proposed drainage easement to allow use of existing drainage crossing parcel.

Subject to the right of William Cherry to use existing water well located on Tax Lot 18-1-14.1

## **TAX LOT 18-1-17**

All that certain plot, piece or parcel of land lying in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point at the southeastern corner of Lot 14 of Filed Map No. 6086, also known as tax lot 15-3-6 and lands of Petro; running thence,

North 41 degrees 01 minutes 50 seconds East 71.91 feet along the easterly lands of Petro to an iron pipe found; thence,

South 25 degrees 11 minutes 18 seconds East 167.21 feet along the lands of Alfieri (Lot 3 Filed Map 7291 and tax lot 18-1-18) to a point; thence,

South 58 degrees 53 minutes 26 seconds East 100.39 feet to a point on the westerly bounds of New Windsor Little League, Inc.; thence,

Along the lands of New Windsor Little League, Inc the following three (3) courses:

On a curve to the right having a radius of 301.17 feet, arc length of 193.10, chord bearing of South 23 degrees 25 minutes 35 seconds West and a chord distance of 189.81 feet to a point; thence,

South 67 degrees 54 minutes 59 seconds West 174.76 feet to a point; thence,

South 34 degrees 48 minutes 30 seconds West 10.06 feet to the northerly bounds of lands of A & R Concrete Products Specialties, Inc. (tax lot 18-1-16.2); thence,

North 61 degrees 13 minutes 50 seconds West 295.58 feet along the northerly bounds of lands of A & R Concrete Products Specialties, Inc. to a point; thence,

North 24 degrees 34 minutes 18 seconds East 381.97 feet along the newly established easterly bounds of Amoia Realty, LLC. (tax lot 18-1-14.1) to a point; thence,

South 56 degrees 21 minutes 10 seconds East 167.07 feet along the southerly bounds of Lots 184 thru 190 of Filed Map No. 6086 to the point or place of BEGINNING.



**HERITAGE  
LAND  
SURVEYING**

Darren J. Stridiron  
Professional Land Surveyor

P.O. Box 579  
Plattekill, New York 12568

Phone: 845-566-1416

Fax: 845-566-1416

Email:

Heritagesurvey@hotmail.  
com

Containing 146,846 square feet or 3.37 acres of land, more or less.

Subject to Easements, Covenants and/or other Restrictions that may or may not be on record.

Subject to a 50' wide right-of-way in Liber 2295 Page 299 in favor of Amoia Realty, LLC..

Subject to a proposed extension of 50' wide Right-of-way and Easement in favor of Cherry.

Subject to the right of William Cherry to use existing water well located on Tax Lot 18-1-14.1

**HERITAGE  
LAND  
SURVEYING**

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Email:  
Heritagesurvey@hotmail.  
com

## **50' WIDE RIGHT-OF-WAY**

All that certain plot, piece or parcel of land lying in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point at the northeastern corner of lands of Cherry and an existing 50' wide Right-of-Way, also known as tax lot 18-1-14.2; running thence,

South 67 degrees 22 minutes 14 seconds East 178.06 feet through tax lot 18-1-14.1 to a point on the newly established westerly bounds of lands of Cherry (tax lot 18-1-17); thence,

South 24 degrees 34 minutes 18 seconds West 50.03 feet along the lands of Cherry (tax lot 18-1-17) to a point; thence,

North 67 degrees 22 minutes 14 seconds West 163.79 feet to a point at the southeastern corner of lands of Cherry and an existing 50' wide Right-of-Way, also known as tax lot 18-1-14.2; thence,

North 8 degrees 30 minutes 50 seconds East 51.56 feet along the easterly bounds of Cherry and an existing 50' wide Right-of-Way to the point or place of BEGINNING.

Containing 8,546 square feet of land, more or less.

Said Proposed Right-of-Way to be maintained by Amoia Realty, Inc., its successors and or assigns and shall be kept free and clear of all obstructions.

## **PROPOSED DRAINAGE EASEMENTS**

All that certain plot, piece or parcel of land lying in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a point located North 8 degrees 30 minutes 50 seconds East 27.94 feet from the northeastern corner of lands of Cherry and an existing 50' wide Right-of-Way, also known as tax lot 18-1-14.2; running thence,

North 8 degrees 30 minutes 50 seconds East 46.43 feet to a point; thence,

North 52 degrees 45 minutes 46 seconds East 52.58 feet to the southerly bounds of lands of Town of New Windsor (tax lot 9-1-55); thence,

South 45 degrees 02 minutes 53 seconds East 47.62 feet along the lands of Town of New Windsor to a point; thence,

South 8 degrees 30 minutes 50 seconds West 59.78 feet to a point on the northerly bounds of an existing drainage easement; thence,

North 78 degrees 27 minutes 14 seconds West 75.11 feet along the northerly bounds of the existing drainage easement to the point or place of BEGINNING.

Containing 5,224 square feet of land, more or less.

BEGINNING at a point located North 8 degrees 30 minutes 50 seconds East 7.91 feet from the northeastern corner of lands of Cherry and an existing 50' wide Right-of-Way, also known as tax lot 18-1-14.2; running thence,

South 78 degrees 27 minutes 14 seconds East 75.11 feet along an existing drainage easement to a point; thence,

South 8 degrees 30 minutes 50 seconds West 166.42 feet through tax lot 18-1-14.1 to a point on the northerly bounds of lands of A & R Concrete Products Specialties, Inc. (tax lot 18-1-16.2); thence,

North 47 degrees 29 minutes 40 seconds West 114.07 feet along lands of A & R Concrete Products Specialties, Inc. (tax lot 18-1-16.2) to a point; thence,

**HERITAGE  
LAND  
SURVEYING**

Darren J. Stridiron  
Professional Land Surveyor

P.O. Box 579  
Plattekill, New York 12568

Phone: 845-566-1416  
Fax: 845-566-1416  
Email:  
Heritagesurvey@hotmail.  
com

North 8 degrees 30 seconds 50 seconds East 119.82 feet to the point or place of  
BEGINNING.

Containing 10,734 square feet of land, more or less.

Proposed Drainage Easements to service existing underground drainage structures  
servicing surrounding parcels.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/31/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 4-21

NAME: AMOIA REALTY LLC ( 18-1-17 ) PA2004-0334  
APPLICANT: AMOIA REALTY LLC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/31/2004	REC. CK. #1310	PAID		150.00	
		TOTAL:	0.00	150.00	-150.00

*J. P. Lin*  
9/1/04

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#896-2004**

08/31/2004

Amoia Realty L L C *P.B. #04-21*

Received \$ 75.00 for Planning Board Fees, on 08/31/2004. Thank you for  
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

☐ Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@mhepc.com

Writer's E-mail Address:  
mje@mhepc.com

PA 2004 - 0334

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor

P/B APP. NO.: 200-3 04-21

WORK SESSION DATE: 31 MAR 04

PROJECT: NEW X OLD     

REAPPEARANCE AT W/S REQUESTED: YES

RESUB. REQ'D: full later

PROJECT NAME: Amoia Realty - Cherry Yc

REPRESENTATIVES PRESENT: Parson Heritage Land Surveying Kenn A. representative Amoia Realty

MUNICIPAL REPS PRESENT: BLDG INSP. ENGINEER P/B CHMN

FIRE INSP.     

PLANNER     

OTHER     

ITEMS DISCUSSED:

STND CHECKLIST:

PROJECT  
TYPE

DRAINAGE     

SITE PLAN

DUMPSTER     

SPEC PERMIT

SCREENING     

L L CHG.

LIGHTING     

SUBDIVISION

(Streetlights)

LANDSCAPING     

OTHER

BLACKTOP     

ROADWAYS     

APPROVAL BOX     

PROJECT STATUS:

ZBA Referral:      Y      N

Ready For Meeting      Y      N

Recommended Mtg Date     

Amoia H.1

Cherry 17 + 14.2

14.2 maybe a ROW not a lot.

Fakton iron work, prop

Title Co to review disposition of 14.2

Show zone line

Bulk table.

to return & add'l info

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 18 Block 1 Lot 14, 1 & 17

**BUILDING DEPARTMENT PERMIT NUMBER** PA - \_\_\_\_\_

1. Name of Project AMOIA REALTY LLC & CHERRY

2. Owner of Record AMOIA REALTY LLC (14) CHERRY (17) Phone (845) 562-0010

Address: 8 RUSCITI ROAD NEW WINDSOR NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant AMOIA REALTY LLC Phone (845) 562-0010

Address: 8 RUSCITI ROAD NEW WINDSOR NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan DARREN STRIDIRON P.L.S. Phone (845) 566-1416

Address: PO BOX 579 PLATEKILL NY 12568  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Gary Gogerty Phone 565-1100

Address: 1 CORWIN COURT Newburgh NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

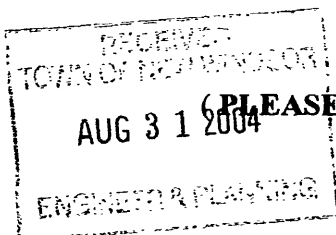
6. Person to be notified to appear at Planning Board meeting:

DARREN STRIDIRON (845) 566-1416 SAME #  
(Name) (Phone) (fax)

7. Project Location: On the EAST side of RUSCITI ROAD  
(Direction) (Street)

8. Project Data: Acreage 6 ACRES Zone P1 & R4 School Dist. Newburgh

PAGE 1 OF 2



(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

04-21



9. Is this property within Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ☒

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) CURRENT USE & PROPOSED USE OF CONCRETE PRODUCT STORAGE. LOT LINE CHANGE OF 1.12 ACRES ADDING TO TAXLOT 18-1-14.1 EXISTING & PROPOSED 2 LOTS.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ☒

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ☒

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

William A. Cherry  
owner signature

SWORN BEFORE ME THIS:

Joseph Amoris  
(OWNER'S SIGNATURE)

27<sup>th</sup> DAY OF August, 2004

Michael Reis  
(AGENT'S SIGNATURE)

CATHERINE K. THOMPSON  
Notary Public, State of New York  
Qualified in Orange County  
Reg. No. 01TH0015551

MICHAEL REIS

Catherine K. Thompson  
NOTARY PUBLIC

Please Print Agent's Name as Signed

\*\*\*\*\*

TOWN USE ONLY

RECEIVED  
TOWN OF NEW WINDSOR  
AUG 31 2004  
DATE APPLICATION RECEIVED  
ENGINEER & PLANNING

04-21  
APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

JOSEPH AMOIA, deposes and says that he resides  
(OWNER)  
at 8 RUSCITTI ROAD in the County of ORANGE  
(OWNER'S ADDRESS)  
and State of NEW YORK and that he is the owner of property tax map  
(Sec. 18 Block 1 Lot 14.1)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he designates:

\_\_\_\_\_  
(Agent Name & Address)

DARREN STRIDIRON, P.L.S. P.O. Box 579 PLATTEKILL NY 12589  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

**\*\***

*Joseph Amoria*  
Owner's Signature (MUST BE NOTARIZED)

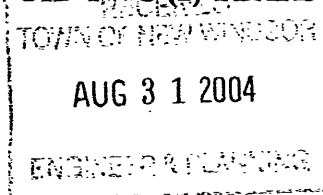
27<sup>th</sup> DAY OF August 2004  
CATHERINE K. THOMPSON  
Notary Public, State of New York  
Qualified in Orange County  
Reg. No. 01TH6015561  
Commission Expires 11/2/2006  
Catherine K. Thompson  
NOTARY PUBLIC

*Michael Reis*  
Agent's Signature (If Applicable)

*Michael Reis*  
Professional Representative's Signature

**\*\*PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**


**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

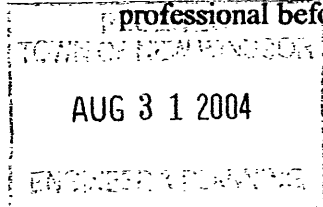


**04-21**

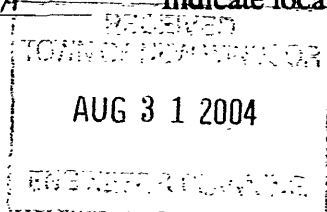
**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
  - \* 2. ✓ Name and address of Owner.
  3. ✓ Subdivision name and location
  4. ✓ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. ✓ Tax Map Data (Section, Block & Lot).
  6. ✓ Location Map at a scale of 1" = 2,000 ft. 1" = 400'
  7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
  8. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
  9. ✓ Date of plat preparation and/or date of any plat revisions.
  10. ✓ Scale the plat is drawn to and North arrow.
  11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
  12. ✓ Surveyor's certificate.
  13. ✓ Surveyor's seal and signature.
  14. ✓ Name of adjoining owners.
  15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
  - \* 16. N/A Flood land boundaries.
  17. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.



18. ✓ Final notes and bounds.
19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- \*26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owner's review and concurrence with plat together with owners signature.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. N/A Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. N/A Provide A septic system design notes as required by the Town of New Windsor.
32. N/A Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. N/A Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. ✓

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

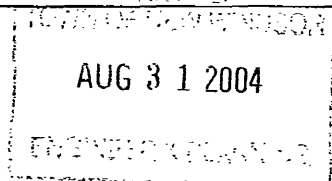
BY:  8/26/04  
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**PLEASE NOTE:**

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**



PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

## State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>AMOIA REALTY LLC</b>	2. PROJECT NAME <b>AMOIA REALTY LLC &amp; CHERRY</b>
3. PROJECT LOCATION: Municipality <b>TOWN OF NEW WINDSOR</b> County <b>ORANGE</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>SEE ATTACHED MAP</b>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <b>AMOIA REALTY LLC IS ACQUIRING 1.12 ACRES OF LANDS OF CHERRY FOR EXPANDED USE OF PROPERTY AS A CONCRETE PRODUCT STORAGE YARD.</b>	
7. AMOUNT OF LAND AFFECTED: Initially <b>6</b> acres Ultimately <b>6</b> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <b>Darren J. Stridrow</b>	Date: <b>8/26/04</b>
Signature: <b>Darren J. Stridrow</b>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

AUG 31 2004

OVER

1

04-21

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
Name of Lead Agency _____	
Print or Type Name of Responsible Officer in Lead Agency _____	Title of Responsible Officer _____
Signature of Responsible Officer in Lead Agency _____	Signature of Preparer (If different from responsible officer) _____
Date _____	

AUG 31 2004

2001/08/24  
"XX"

## ATTACHMENTS

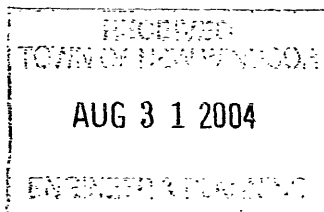
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

THIS PROPERTY IS NOT WITHIN A FLOOD  
ZONE ACCORDING TO AVAILABLE CURRENT  
FEMA MAPPING DATA.

*Don [Signature]*



04-21



BULK TABLE  
ZONE : PI (PLANNED INDUSTRIAL)

MINIMUM	REQUIRED	PROPOSED LOT 14.1	PROPOSED LOT 17
LOT AREA	40,000 S.F.	98,712 S.F.	146,846 S.F.
FRONT YARD	50'	57.7'	100.3'
LOT WIDTH	150'	225'	395'
SIDE YARD	15'	46'	4.1'(PRE-EXISTING)
TOTAL SIDE YARD	40'	131.5'	311.9'
REAR YARD	20'	321'	59.0'
STREET FRONTAGE	N/A	N/A	N/A
MAXIMUM			
BUILDING HEIGHT	12"/FT TO NLL	1'x46'=46'(REQ.) LESS THAN 46'(PROP.)	1'x4.1'=4.1'(REQ.) >4.1'(PRE-EXISTING)
FLOOR AREA RATIO	0.60	0.04	0.03
DEVELOPMENT COV.	85%	65%	44%

BULK TABLE  
ZONE : PI (PLANNED INDUSTRIAL)

MINIMUM	REQUIRED	EXISTING LOT 14.1	EXISTING LOT 17
LOT AREA	40,000 S.F.	50,132 S.F.	195,426 S.F.
FRONT YARD	50'	57.7'	160'
LOT WIDTH	150'	225'	395'
SIDE YARD	15'	46'	4.1'(PRE-EXISTING)
TOTAL SIDE YARD	40'	131.5'	131.5'
REAR YARD	20'	124'	59.0'
STREET FRONTAGE	N/A	N/A	N/A
MAXIMUM			
BUILDING HEIGHT	12"/FT TO NLL	1'x46'=46'(REQ.) LESS THAN 46'(PROP.)	1'x4.1'=4.1'(REQ.) >4.1'(PRE-EXISTING)
FLOOR AREA RATIO	0.60	0.06	0.02
DEVELOPMENT COV.	85%	83.5%	45%

AREA TABLE

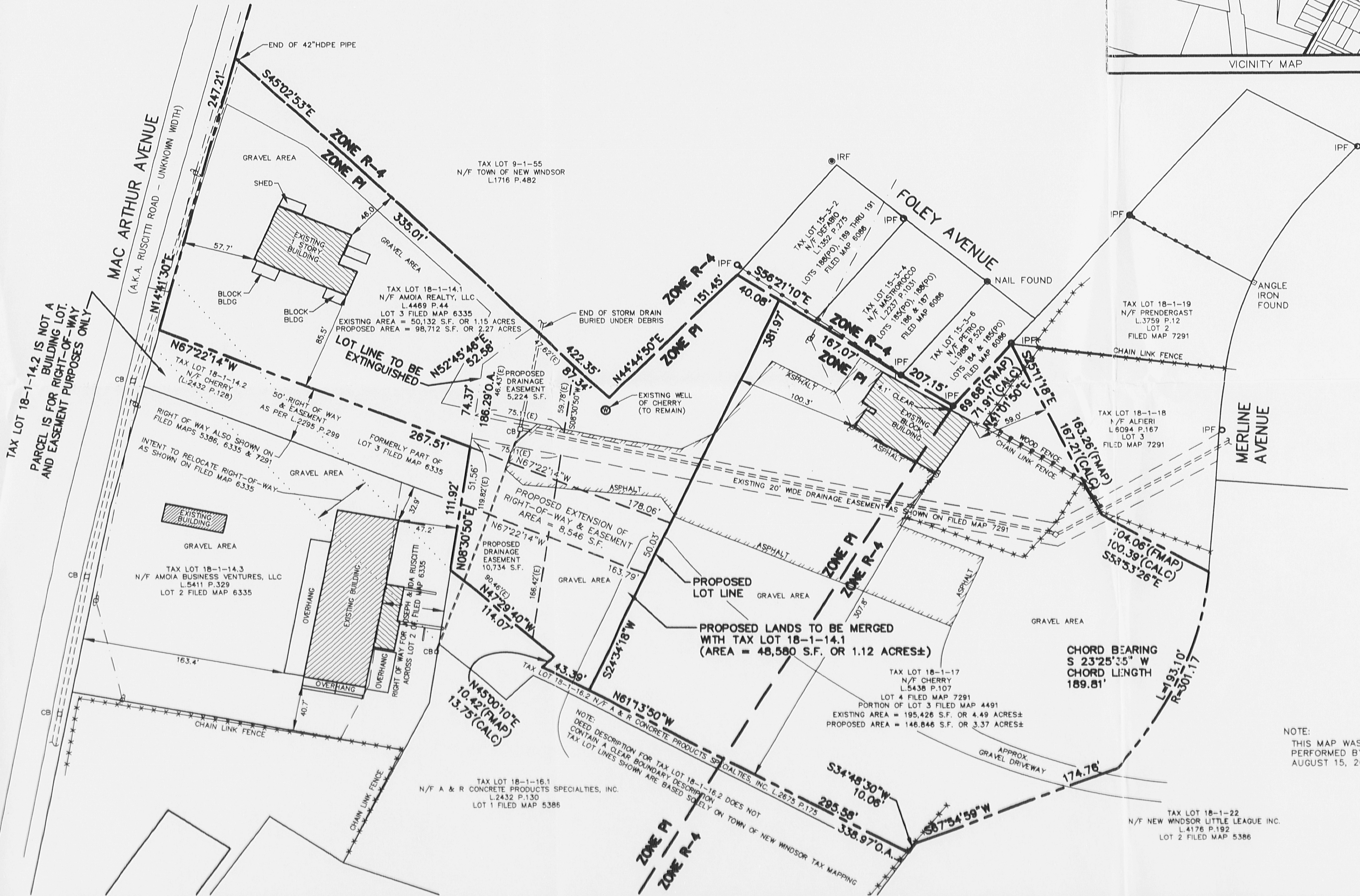
EXISTING LOT 14.1	50,132 S.F.
PROPOSED LOT 14.1	98,712 S.F.
EXISTING LOT 17	195,426 S.F.
PROPOSED LOT 17	146,846 S.F.

PRIOR TO THE SALE, LEASE, PURCHASE, OR EXCHANGE OF PROPERTY ON THIS SITE WHICH IS WHOLLY OR PARTIALLY WITHIN OR IMMEDIATELY ADJACENT TO OR WITHIN 500 FEET OF A FARM OPERATION, THE PURCHASER OR LEASOR SHALL BE NOTIFIED OF SUCH FARM OPERATION WITH A COPY OF THE FOLLOWING NOTIFICATION.

IT IS THE POLICY OF THIS STATE AND THIS COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT OR WITHIN 500 FEET OF SUCH A DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

REFERENCES:

- TOWN OF NEW WINDSOR TAX MAP SECTION 18.
- DEEDS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:  
LIBER 1716 PAGE 482  
LIBER 2237 PAGE 1031  
LIBER 1988 PAGE 520  
LIBER 5438 PAGE 108  
LIBER 3759 PAGE 13  
LIBER 4176 PAGE 192  
LIBER 2432 PAGE 130  
LIBER 4469 PAGE 43  
LIBER 5411 PAGE 329  
LIBER 2675 PAGE 175  
LIBER 2295 PAGE 299  
LIBER 2432 PAGE 128  
LIBER 2365 PAGE 73  
LIBER 1539 PAGE 87  
LIBER 1741 PAGE 209  
LIBER 1129 PAGE 562  
LIBER 1380 PAGE 476
- MAPS FILED IN THE ORANGE COUNTY CLERK'S OFFICE AS:  
MAP No. 4491  
MAP No. 6335  
MAP No. 5386  
MAP No. 7291  
MAP No. 6086
- TITLE COMMITMENT No. 42690 PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, COUNTERSIGNED BY HORIZON TITLE SERVICES CORP., DATED FEBRUARY 26, 2004.
- MAP ENTITLED "SITE PLAN FOR A & R CONCRETE PRODUCTS - PROPOSED STORAGE SHED", DATED MAY 8, 1993 AND LAST REVISED ON 2/23/1994.
- MAP ENTITLED "PLAN FOR A & R CONCRETE PRODUCTS", DATED AUGUST 7, 1984 AND LAST REVISED ON OCTOBER 10, 1984.
- MAP ENTITLED "COMBINED PARCEL MAP - JOSEPH RUSCITTI & IDA RUSCITTI", DATED FEBRUARY 10, 1984 AND LAST REVISED ON MARCH 5, 1984.
- MAP PROVIDED BY OWNER ENTITLED "FAKTON IRON WORKS, INC." DEPICTING LOT No. 3 OF FILED MAP 6335.



NOTE:  
THIS MAP WAS PREPARED BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME, DARREN J. STRIDIRON, IN THE FIELD ON AUGUST 15, 2004.

LEGEND

- DENOTES EXISTING UTILITY POLE
- — — — — DENOTES EXISTING OVERHEAD WIRES
- CB DENOTES EXISTING CATCH BASIN FIELD INLET
- IPF DENOTES EXISTING IRON PIPE FOUND
- x—x—x—x—x— DENOTES EXISTING CHAIN LINK FENCE
- DENOTES EXISTING WOODEN FENCE
- DENOTES EXISTING IRON ROD FOUND

OWNERS REVIEW AND CONSENT

I HAVE REVIEWED THE MAPPING FOR THE LOT LINE CHANGE AND AGREE WITH THE CONTENTS DEPICTED ON THIS MAP.

*William & Cherry*  
OWNER TAX LOT 18-1-17  
WILLIAM CHERRY  
1160 WASHINGTON-ON-THE-GREEN  
NEW WINDSOR, N.Y. 12555  
*Joseph Amosia*  
APPLICANT & OWNER  
TAX LOT 18-1-14.1  
REPRESENTATIVE: AMOIA REALTY, LLC  
8 RUSCITTI ROAD  
NEW WINDSOR, N.Y. 12553

I HEREBY CERTIFY THAT:  
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.  
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.  
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.  
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.  
UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.  
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.  
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.  
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.  
SUBJECT TO THE FINDINGS OF TITLE SEARCH IN REFERENCE No. 4

DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR  
NEW YORK STATE LICENSE No. 050487

HERITAGE LAND SURVEYING, P.C.

P.O. BOX 578 PLATTEKILL, NEW YORK 12568  
TEL (845)566-1416 FAX (845)566-1416 e-mail: heritagelandsurvey@hotmail.com

FINAL PLAN  
PROPOSED LOT LINE CHANGE  
LANDS OF AMOIA REALTY LLC. & CHERRY  
SECTION 18 BLOCK 1 LOT 14.1 & 17  
TOWN OF NEW WINDSOR  
COUNTY OF ORANGE, NEW YORK

Date 11/17/04 Work Order Drawing No. 2004-020 2004-020LL Rev 0

APPROVED BY TOWN OF NEW WINDSOR  
JAN 12 2005  
TOWN CLERK'S OFFICE